

I | P | G



INNOVATION PROPERTIES GROUP

# 550 S California Ave

Downtown Palo Alto  
Tech Office

2,000 RSF AVAILABLE

Palo Alto, CA

**Innovation Properties Group**

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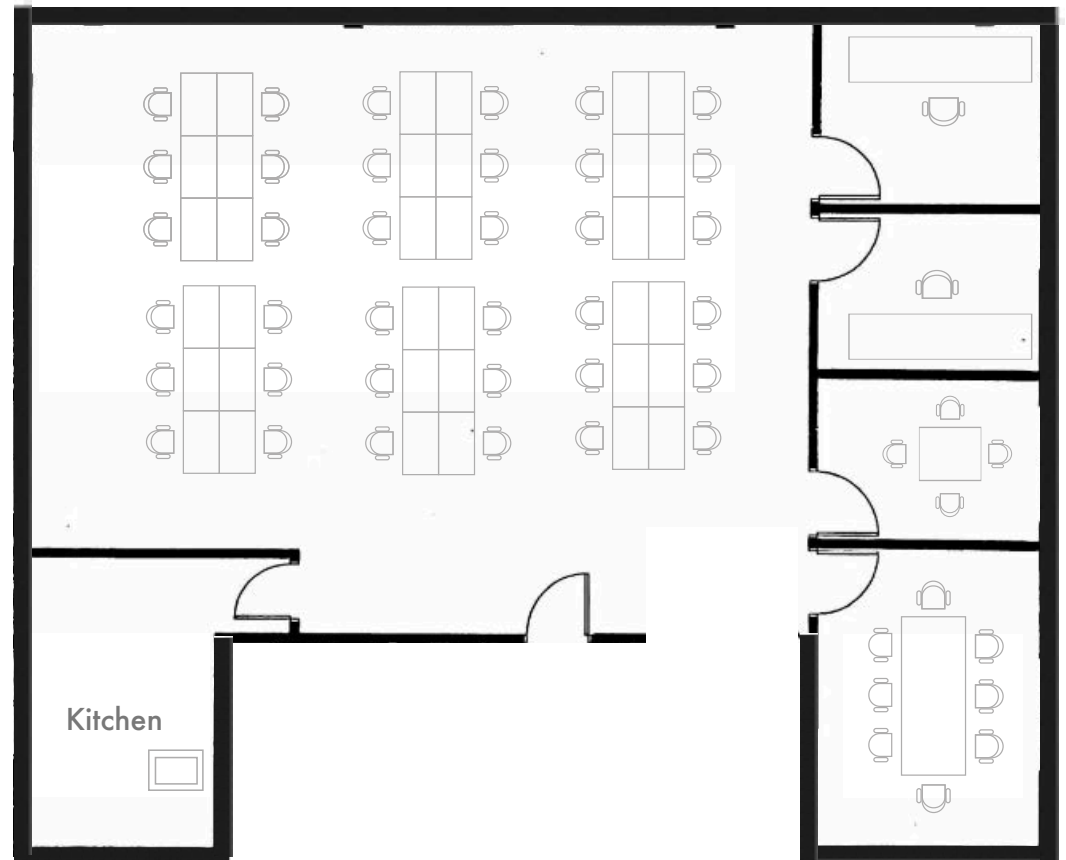
**Raise Commercial**

Joey Alftin | Vice President | (650) 520-0324  
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# 550 S California Ave

## Space Highlights:

- Corner office in premier Palo Alto location
- Amazing windowline with great natural light throughout
- Mostly open office
- Three (3) private offices
- One (1) conference room
- In-suite kitchen
- Generous TI Allowance available
- Private parking lot with 10 reserved spaces
- Full HVAC w/ afterhours use
- Recent building renovations completed
- Close proximity to Caltrain (7 minute walk) and easy access to 101/280 Freeways
- Walkable to countless restaurants and amenities, Stanford/Downtown PA



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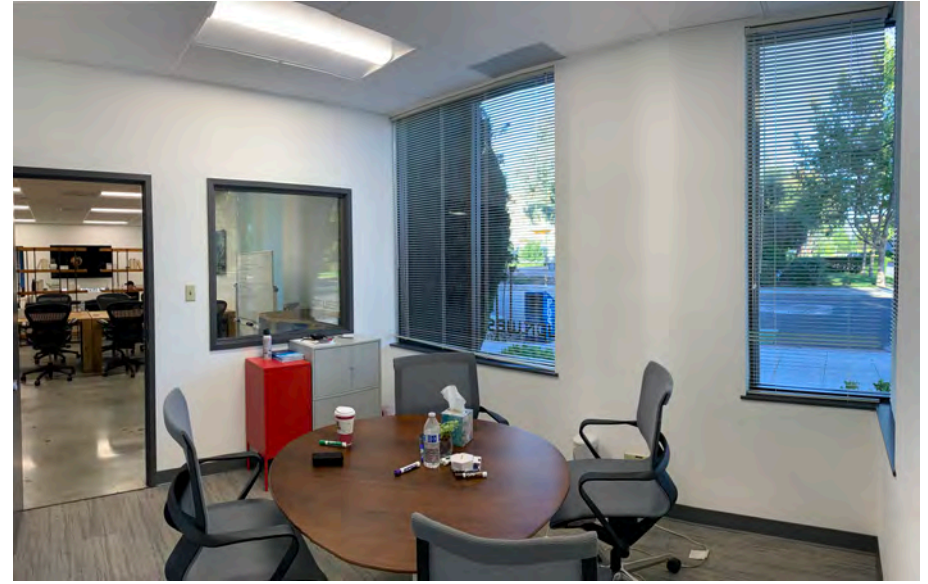
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### Coffee Shops/Markets

- 1 Starbucks
- 2 Mollie Stone's Markets
- 3 Country Sun
- 4 Printers Cafe
- 5 Izzy's Brooklyn Bagels
- 6 Fabrini's Cafe
- 7 Starbucks
- 8 Zombie Runner

### Shopping & Services

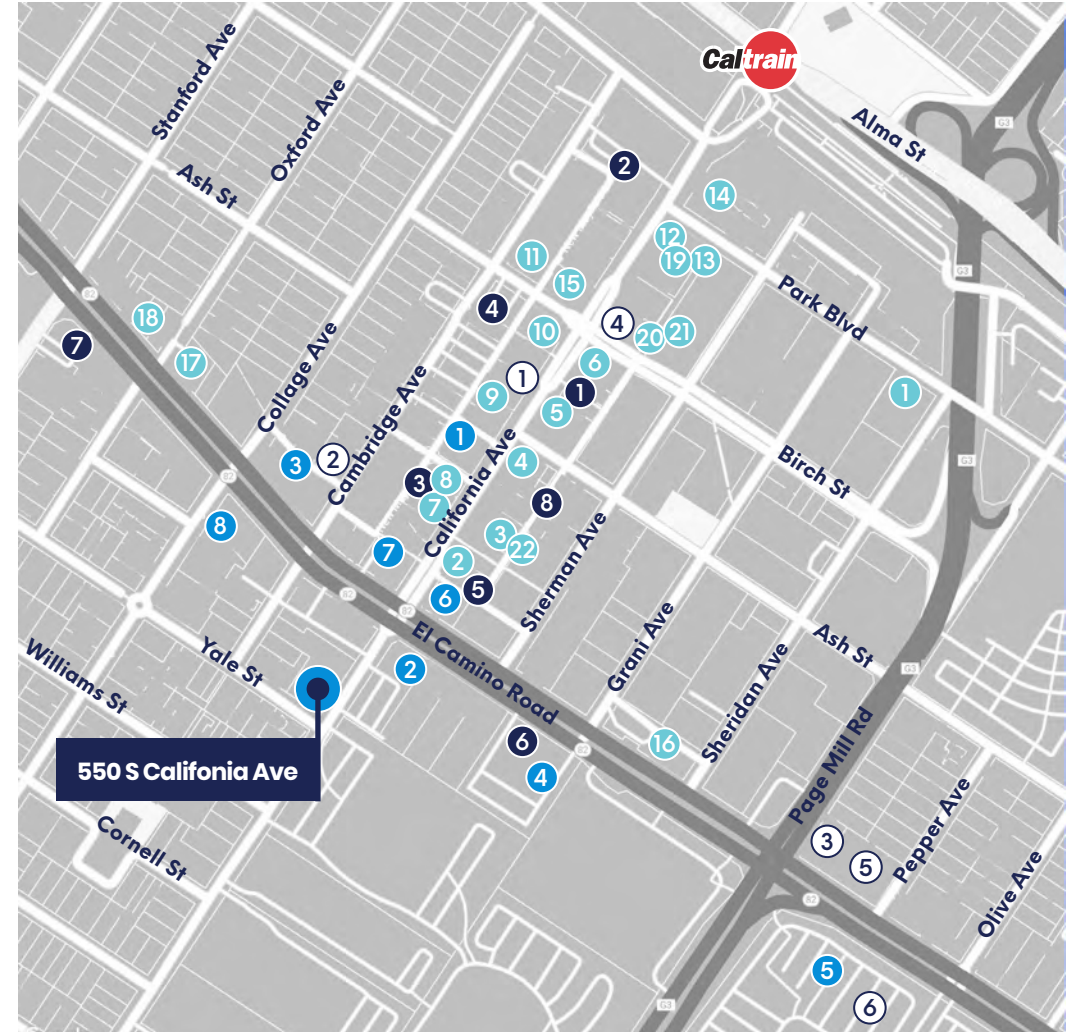
- 1 Avalon Yoga
- 2 Village Flower Shop
- 3 AT&T
- 4 Pure Barre
- 5 Verizon Wireless
- 6 CineArts

### Banks

- 1 Bank of the West
- 2 Wells Fargo
- 3 First Republic Bank
- 4 Bank of America
- 5 Silicon Valley Bank
- 6 Citibank
- 7 Technology Credit Union
- 8 Provident Credit Union

### Restaurants

- 1 Caffe Riace
- 2 La Bodeguita Del Medio
- 3 Pastis
- 4 Mediterranean Wraps
- 5 The Counter
- 6 Antonio's Nut House
- 7 Jin Sho
- 8 Terun
- 9 Palo Alto Sol
- 10 Spice Kit
- 11 Anatolian Kitchen
- 12 Baume
- 13 Palo Alto Pizza Co
- 14 Peking Duck
- 15 Bistro Elan on Birch St
- 16 Chipotle
- 17 Odori Sushi
- 18 Cardinal Sushi
- 19 Vitality Bowls
- 20 CALAVE Wine Bar
- 21 Cafe Pro Bono
- 22 Cafe Brioche

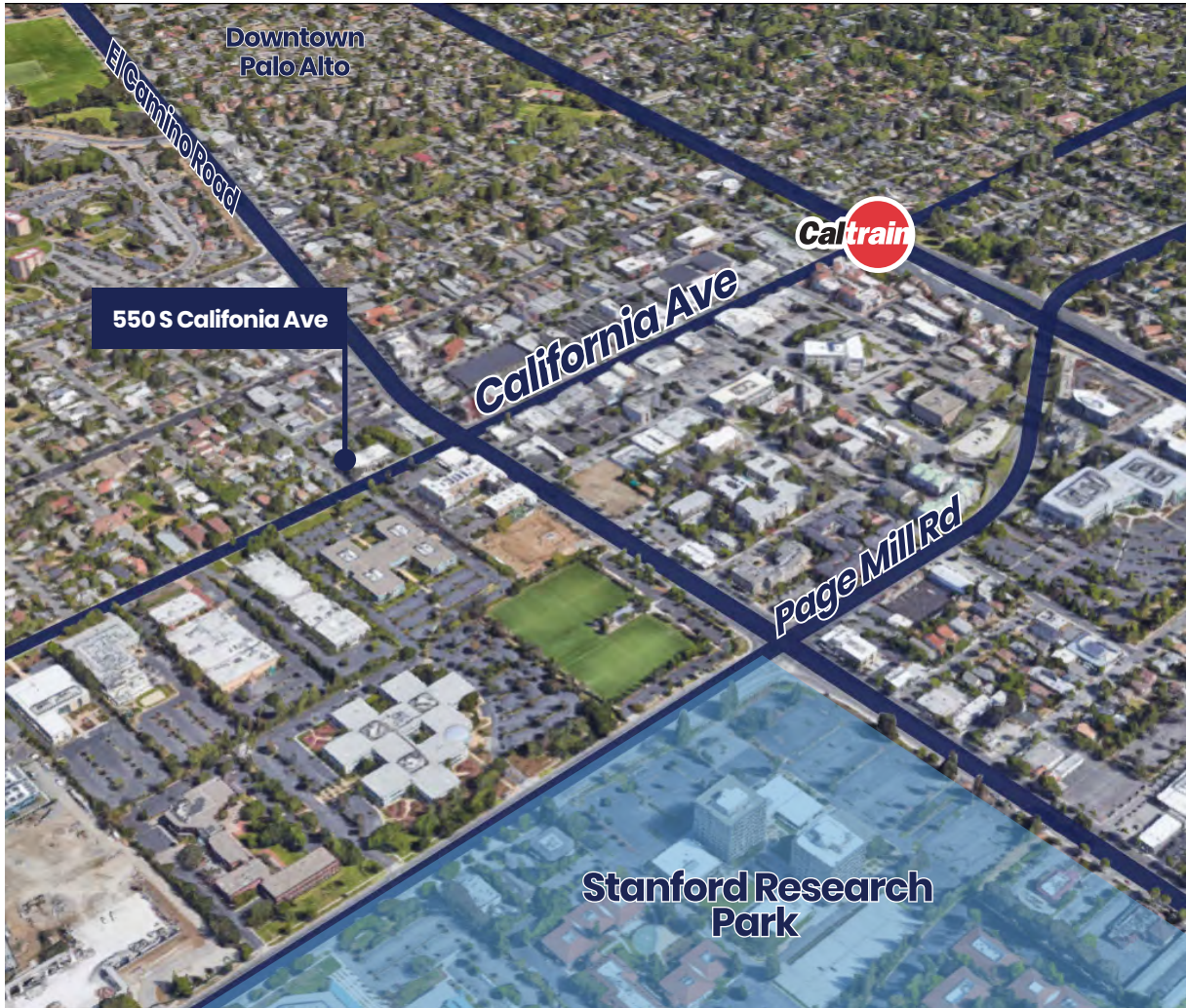


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